

## Cessnock, 8 Wangi Avenue

### Out of the Ordinary

Looking for a home that's full of possibilities? This unique Nissen hut-style property offers an incredible opportunity to create your perfect space.

Set on a generous 556.4sqm fully fenced block, this property offers loads of potential and room to grow. The property features an external laundry and storage shed, ideal for keeping things tidy and organised. Plus, the spacious block provides ample scope for future expansion, including the potential for a granny flat (STCA).

Inside, the home features 3 bedrooms, a bathroom with shower and toilet, open living dining area and kitchen space with electric cooking.

This property is close to transport, only 1.3km to Cessnock West Primary School, 3.1km to Mount View High School and only minutes' drive to Cessnock CBD.

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**For Sale**  
\$429,000

**View**  
Sat 24th May @ 9:15AM - 9:45AM

**Contact**  
**Bryce Gibson**  
0422 227 668  
bryce.gibson@ljhooker.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Cessnock**  
**(02) 4050 6000**

#### Property Quick Facts:

- 3 bedrooms - 1 bathroom - 556.4sqm block - Fully Fenced - External laundry
- Kitchen with electric cooking - Council rates \$1,743.52 pa - Water rates \$1,336.68pa approx
- Currently rented for \$360 a week (Market Value as is \$390-\$410 per week)

Taking next step in the property ownership please contact listing agent Bryce Gibson on 0422 227 668  
or the team at LJ Hooker Cessnock on 02 40506000

## More About this Property

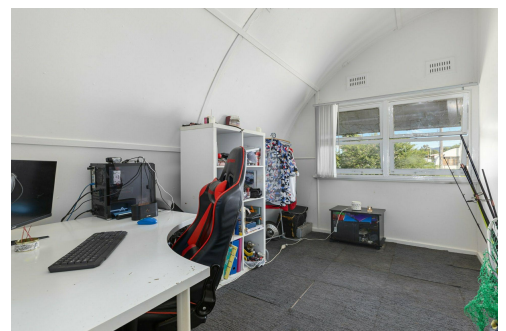
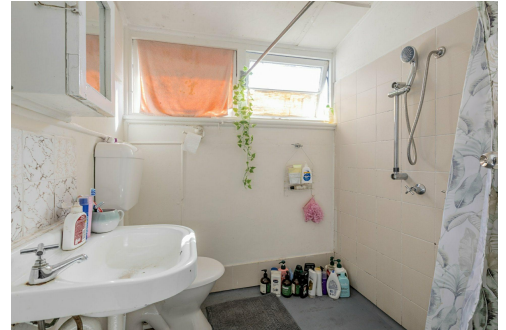
<b>Property ID</b>	1HS7F5N
<b>Property Type</b>	House
<b>Land Area</b>	556.4 m2
<b>Including</b>	Air Conditioning Fully Fenced

#### Bryce Gibson 0422 227 668

Principal & Selling Agent | [bryce.gibson@ljhooker.com.au](mailto:bryce.gibson@ljhooker.com.au)

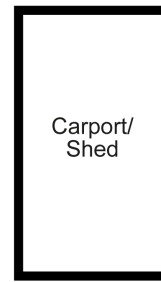
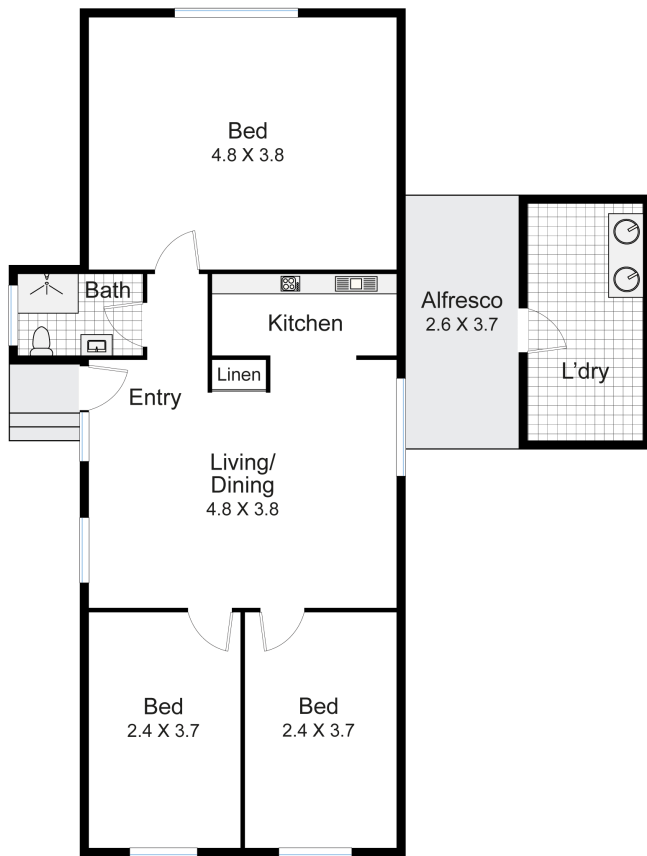
#### LJ Hooker Cessnock (02) 4050 6000

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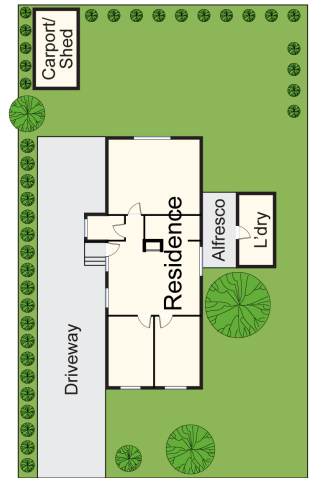


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**(02) 4050 6000**



(Not In Position)



**LJ Hooker** 8 Wangi Avenue, Cessnock  
Cessnock

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**LJ Hooker**

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